



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES, MEETING OF AUGUST 9, 1993 CARLISLE EDUCATION CENTER 872 WESTFORD ST.

Chair Ernstoff opened the meeting at 8:05. Present were Duscha, Yanofsky, Colman, Chaput, Hughes and Evans.

The minutes of July 26, 1993 were accepted as amended, with Duscha and Evans abstaining. Bills were approved for payment as submitted.

Occupancy permits and road cuts: Hughes raised the issue of timing of occupancy permits; what must a builder comply with before a home may be occupied? Does the Board have control or liability if ways and services are not complete? She also questioned whether anyone has control over siting of private driveways accessing individual homes. The P. A. is to research both issues, and to discuss with Building Inspector Koning what procedure might be followed to assure the Town's best interests are met.

Ice Pond Subdivision Passbook Account Attachment: Ernstoff brought the Board up to date on this saga. The agreement being hammered out among the parties will probably stipulate that the Board notify Carl Hanscom when we have been asked for a release of money from the passbook. If the Board releases funds, Hebb will then place that money into a new escrow account with the knowledge and consent of Hanscom. The Court and all parties have apparently agreed that the Town is not a trustee for the account and that no one has a right to attach the account. In further discussion, the Board considered whether it can pay Town Counsel's fees relating to this matter out of the passbook account. The P. A. suggested the Board do it, knowing that, in the long run, counsel may feel the law disallows use of subdivision security funds in that manner.

Planner Assistant Job Description: The P. A. will work on synthesizing the Personnel Board's description and the Planning Board's description of the Planner Assistant position; she will submit her draft to the Board soon.

M.P. discussion: The Board discussed the next two meetings, and mapped out a plan of action for them. The Board will lead a discussion on the category of **rurality** at the Sept. 13 meeting. Before that meeting, the P. A. will 1) send minutes of the July 26 meeting, the list of possible categories of goals, and an agenda for the Sept. 13 meeting to the complete list of Town boards, committees, and department heads; 2) send a post card invitation to the Sept. 13 meeting to the list of clubs found in the Carlisle phone book, 3)

send the invitation to the Mosquito for publication, 4) send agendas to boards' staff and call them to make sure the meeting is announced at their meetings; and 5) send invitations to the four local farmers: Duffy, Sorli, Valentine, and O'Rourke. The timetable for the several meetings needed to discuss and redefine and synthesize the goals categories was discussed. The Board felt **rurality** might take more than one meeting because it is important, inclusive of many goals, and being discussed first. **Community** may take one, and **safety** and **education** may take one evening jointly. Having set Nov. 13 as a tentative Community Day (C. D.), the Board agreed to discuss **community** on Sept. 27, continue it on Oct. 4 if needed, reserving some time that night for regulatory work, and discuss **education** and **safety** on Oct. 18. This would allow almost one month until C. D. Ernstoff suggested the Board have extra meetings as needed.

The discussion then centered on the problem created by an otherwise successful C. D. in Nov. 1992. The participants were told they would reach consensus by the end of the day, and that was not possible. It was agreed that whoever the facilitators are, they must not make that promise again; nor should the Board, or Chaput as Chair of the committee, do so in the meetings of the next two months. Chaput remarked she hopes for compromise and an expression of feelings in these meetings. Ernstoff commented that we need to provide direction; that consensus of 10 people or 125 people at a meeting does not imply consensus of the 4,000+ citizens. Colman noted that this time around we can prepare participants in the Sept. and Oct. meetings to have reasonable expectations of the C. D. The Board agreed that it will be in a listening mode throughout these meetings, but will also interact and draw people out. Members will bring cold drinks and snacks for Sept. and Oct. meetings. The Board discussed the issue of finding facilitators for C. D., or of acting as facilitators themselves. Yanofsky will search her files for possible ideas to help the Board organize and lead these meetings. Preferred Futures has called to say they will not be able to facilitate for us as part of their "Future Search" program; Olson thought perhaps some individual members of their group might still be interested in working with the Board. She will call if so. The Board will need the use of the Dining Hall in the Cory Building and 9 classrooms in Wilkins. The P. A. will call Flannery. The P. A. also will call MAPC, EOCD and any other state groups which might offer advice and services. Finally, the Board discussed the possibility of using a planning game as an ice breaker on C. D. Hughes, Chaput, and Duscha had raised the issue of visualizing before. Yanofsky and Hughes will create a potential subdivision scenario using topos, wetland indicators, existing roads, etc., to expose participants to the development process. Chaput mentioned the tool used by the Tug Hill Commission in N. Y., whose report we own. They showed participants their choices, using alternative layouts for the same piece of land. The P. A. and Board members will look for graphics which we might get permission to use.

The meeting was adjourned at 10:40.

Sandy Bayne, Planner Assistant